TENANTED PROPERTY AUCTION PACK

Tenanted Property Auctions

INVESTMENT INFORMATION

Glenramskill Avenue,
Cumnock, KA18 1HX



229097322

Tenanted Property Auctions



PROPERTY DESCRIPTION

Our latest listing is in Glenramskill Avenue, Cumnock, KA18 1HX

Rent currently agreed with tenant of **£475** per calendar month which calculates to a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£684** which would provide the investor a Gross Yield of **7.5%** if the rent was increased to full market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

Please read full legal pack for detailed property information.

Don't miss out on this fantastic investment opportunity...



Glenramskill Avenue,
Cumnock, KA18 1HX

229097322

Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Well Equipped Kitchen

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £475

Market Rent: £684

Lounge







Kitchen







Bedrooms







Bathroom





Exterior



Purchase Outlay

ASSUMED PURCHASE PRICE

£110,000

10% Deposit (£5,000 Minimum)	**£11,000**
Buyers Premium	**£6,000**
Paid On Accepted Bid	**£17,000**
Purchase Balance	**£99,000**
SDLT Charge	**£5,500**
Est. Legal Fees	**~£1,000**
Balance Paid On Settlement	**£105,500**

Your total all in costs would be ~£105,500 after taxes and fees based on a purchase price of £110,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

Sale Comparables Report

This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £140,000.



2 bedroom semi-detached house for sale

+ Add to report

Harperbank Grove, Cumnock, KA18

NO LONGER ADVERTISED UNDER OFFER

Marketed from 24 Apr 2026 to 30 Jul 2026 (96 days) by Greig Residential, Galston

£140,000



2 bedroom semi-detached house for sale

+ Add to report

Harperbank Grove, Cumnock, KA18

NO LONGER ADVERTISED UNDER OFFER

Marketed from 25 Mar 2026 to 1 Oct 2026 (189 days) by Greig Residential, Galston

£139,995

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our lettings team.



£925 pcm

2 bedroom house

+ Add to report

Oakbank Drive, Cumnock

CURRENTLY ADVERTISED

Marketed from 3 Nov 2026 by Oakhouse Premier Sales & Lets, Cumnock



£800 pcm

2 bedroom terraced house

+ Add to report

Park Terrace, KA18 3LD

NO LONGER ADVERTISED LET AGREED

Marketed from 29 Aug 2026 to 20 Oct 2026 (51 days) by Slater Hogg & Howison Lettings, Kilmarnock

Tenanted Property Auctions



Glenramskill Avenue, Cumnock, KA18 1HX

PROPERTY ID: 229097322

Interested in this **property investment?**

Call us on
0161 394 2637

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.